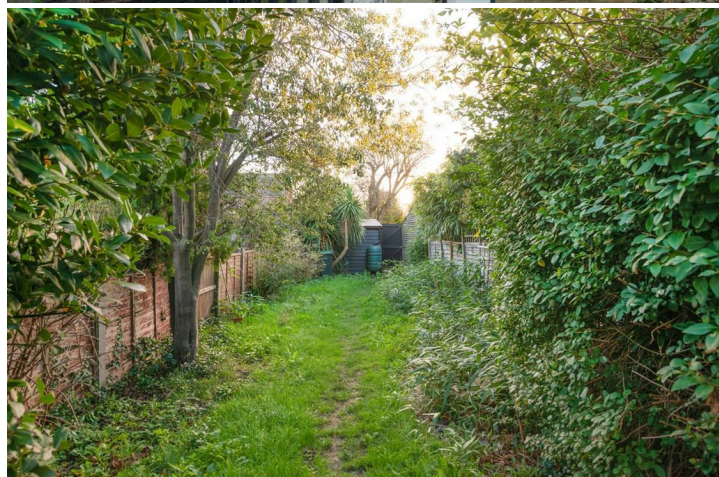


# Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



Whitstable

£235,000 Leasehold

...for Coastal, Country & City living.



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# Whitstable

Ground Floor Flat, 100 Nelson Road, Whitstable, Kent, CT5 1DZ

A superb ground floor garden flat situated only 120 metres from Whitstable's charming pebble beach and moments from the High Street with its array of independent shops, highly regarded restaurants and cafe bars. The flat enjoys a much sought after position on Nelson Road, within the highly desirable conservation area and just a short stroll from Whitstable station which is 0.6 of a mile distant.

The property would now benefit from a programme of updating and improvement, and provides comfortably proportioned accommodation comprising an entrance hall, sitting room, kitchen, utility area, a double bedroom and a bathroom.

The private rear garden enjoys a Westerly aspect and extends to 91ft (27m), incorporating a large storage shed, and with pedestrian access to the rear via Island Wall and Collingwood Road. No onward chain.



## Location

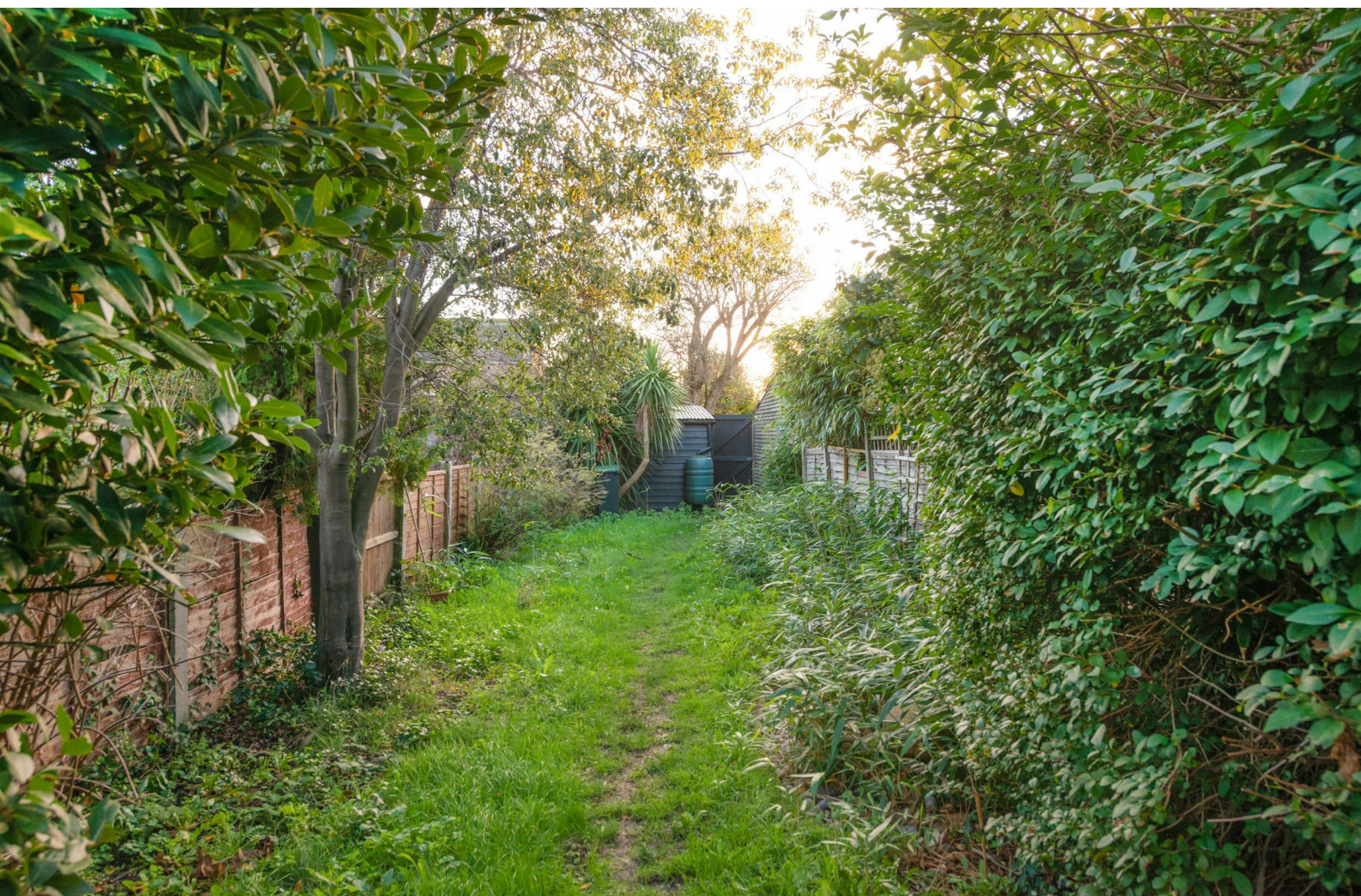
Nelson Road is one of Whitstable's most desirable locations in the heart of the sought after conservation area, where the property enjoys a convenient position moments from the town centre and within a short stroll of the beach, less than 500 metres away. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fishermen's cottages. Just a short stroll will take you into the High Street with its diverse range of busy shops and restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80mins and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

## Accommodation

The accommodation and approximate measurements are:

## GROUND FLOOR

- **Entrance Hall**  
11'7" x 5'11" (3.53m x 1.80m)  
at maximum points.
- **Sitting Room**  
13'5" x 11'7" (4.09m x 3.53m)  
at maximum points.
- **Kitchen**  
9'11" x 9'2" (3.02m x 2.79m)  
at maximum points.
- **Utility Area**  
6'4" x 4'3" (1.93m x 1.29m)  
at maximum points.



• **Bedroom**  
11'7" x 9'9" (3.53m x 2.97m)  
at maximum points.

• **Bathroom**  
9'2" x 5'4" (2.79m x 1.63m)  
at maximum points.

#### OUTSIDE

• **Garden**  
91' x 16' (27.74m x 4.88m)  
at maximum points.

#### Lease

The property is being sold with the remainder of a 125 year lease

from and including 1st January 2014 (subject to confirmation by vendor's solicitor).

#### Service Charge

N/A (subject to confirmation from the vendor's solicitor).

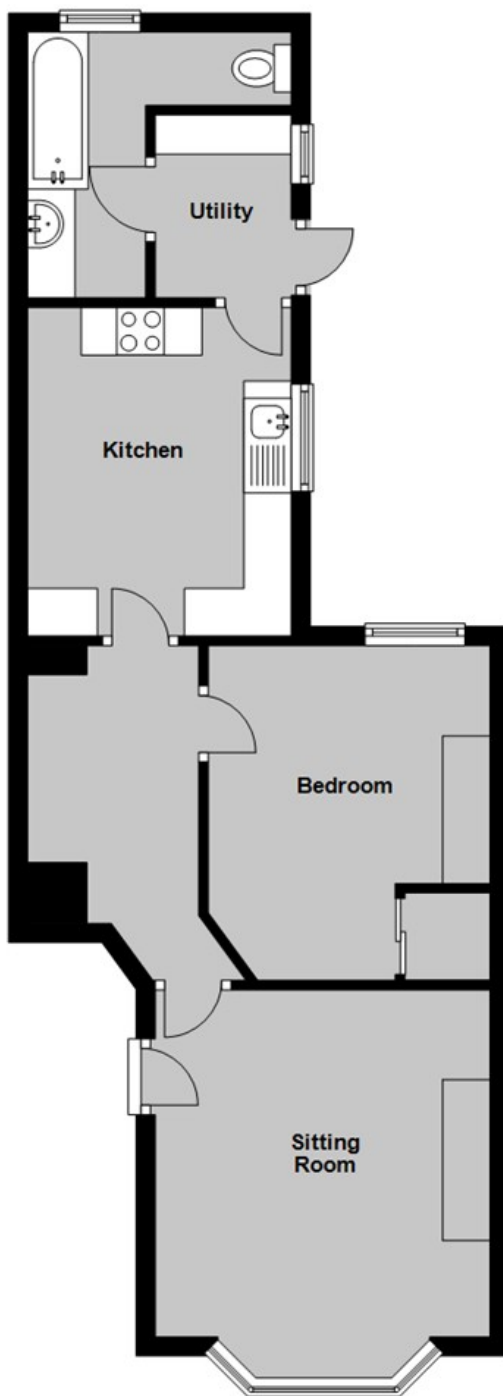
#### Ground Rent

£100 per annum (subject to confirmation by vendor's solicitor).



## Ground Floor

Approx. 46.7 sq. metres (502.7 sq. feet)



Total area: approx. 46.7 sq. metres (502.7 sq. feet)

**Council Tax Band A.** The amount payable under tax band A for the year 2022/2023 is £1,331.94.

**Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441**

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Room	Energy Efficiency Rating
Living Room	D
Bedroom	D
Kitchen	D
Bathroom	D
Utility Room	D
Overall Property	D